

	<b>City of Casa Grande</b>	<b>Effective Date:</b> February 2, 2015
	<b>Development Center Policies &amp; Procedures</b>	
	<b>Title:</b> <b>Small Residential Storage Buildings Permit Exemptions</b>	<b>Date Reviewed:</b> February 2, 2015
		<b>Department of Primary Responsibility:</b> Building Safety
		<b>Policy Number:</b> <b>DC- PP - 006 - 01</b>

**The 2014 City of Casa Grande Building and Technical Administrative Code Section 105.2 states:**

**105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

- A. One-story detached accessory structures used as storage sheds, shade structures and similar uses, provided the floor area is not greater than 120 square feet for commercial occupancies, and not greater than 200 square feet for residential occupancies, provided that the structure:
  1. Is 12 feet or less in height,
  2. **Is not serviced by utilities,**
  3. Is not used for habitable space,
  4. Is set on a foundation system that meets manufacture's installation/engineering requirements or consists of a concrete slab with a minimum thickness of 3.5 inches, and
  5. Meets all required setbacks and other zoning standards as determined by a Site Plan approval.

A residential storage shed, not greater than 200 square feet, that does not have utilities does not require a building permit or building inspections. However, these sheds must be built to comply with all Building Code requirements. Sheds that are built without permits may not have utilities installed.

If an existing shed built under this exception is converted at a later date to a utility room or provided with utilities City permits are required. City Building Inspectors will inspect utilities to see if they comply with the Code. They will not ask for walls to be opened just to check the framing. However, they will check that setbacks are met, the structure is fastened to its foundation as required, and anything visible meets code requirements.

Any corrections needed so that the structure is compliant with code will have a written 'Correction Notice' given to the contractor or left on site. These corrections must be made before final inspections and use of the shed.